

## **CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE**

MAY 21, 2015

### **1063 BLOCK REPLACEMENT PROJECT – PROJECT UPDATE**

#### **PURPOSE: INFORMATION**

#### **BACKGROUND**

The 2013 Legislature initiated the 1063 block replacement project through an appropriation to the Department of Enterprise Services in the capital budget for the 2013-15 biennium (Sections 1109 and 7014, Chapter 19, Laws of 2013, 2013 2<sup>nd</sup> Special Session). The project's purpose is:

- Develop a state-owned facility as a model of high-performance and energy efficiency.
- Establish an efficient office building in Olympia for executive and legislative agencies.
- Improve the gateway to the state's Capitol Campus.
- Replace an existing state-owned building at 1063 Capitol Way South in Olympia, which is more than 80 years old and at the end of its useful life.

#### **STATUS**

Enterprise Services began staffing and preparation for the project in July 2013. Following a two-stage Request for Qualifications/Request for Proposals (RFQ/RFP) process, three design-build teams submitted proposals for the project on February 20, 2014. Since that time, Enterprise Services has completed or is in the midst of executing the following activities for the project:

- Selected the Sellen/ZGF design build team to execute the project.
- Paid the City of Olympia and acquired ownership of the alleyway bisecting the property.
- Continued investigations into the capacity of the overall Capitol Campus parking resource and 1063's projected impacts on future capacity.
- Presented a status update on the project to the Capitol Campus Design Advisory Committee on September 18, 2014 and to the State Capitol Committee on October 24, 2014.
- Completed a series of Scope Validation meetings with tenant groups and special interest stakeholders to ensure that the design build submittal meets the needs of the State.
- Convened a public Open House on October 30, 2014 to provide a venue for project input from the community directly to Enterprise Services and the design-build team.
- Directed the design-build team on November 5, 2014 to begin refining interior tenant layouts based on the findings of the Scope Validation period.
- Approved design team's redesign of tenant layouts on February 20, 2015.
- Presented project to Senate Ways and Means Committee on February 12, 2015 and formally answered additional questions on February 27, 2015
- Design Build team has submitted permit applications for smoke evacuation analysis, demolition and shoring to the City of Olympia.

## **NEXT STEPS**

Enterprise Services plans the following activities for the project:

- Design/Construction document production – 40 percent documents will be completed by June 8, 2015.
- Secure additional permits including Utility and Street, Structural, Building, Electrical, Mechanical and Plumbing.
- Begin demolition in early summer of 2015 contingent on funding by the 2015 legislative session.
- Complete the new building by early 2017 if funded by the 2015 legislature.

## **ADDITIONAL BACKGROUND**

The [legislation](#) (Sections 1109 and 7014, Chapter 19, Laws of 2013, 2013 2<sup>nd</sup> Special Session) includes:

- A \$13 million appropriation that was solely for predesign, design, competition honoraria, project management, demolition and other planning activities, including permits. [Phase 1 design services will be paid from the appropriation.]

The original budget proviso included:

- Approval for the state to enter into a financing contract for up to \$69 million to construct a new office building. [However, the sale of certificate of participation bonds was contingent on a lease rate of no more than \$26/square feet. The project was unable to meet this requirement, so funding of construction will be addressed in the next legislative session.]
- The new building will be built using the design build project delivery system, as defined in [RCW 39.10](#), with a guarantee for energy, operations and maintenance performance.
- The scope of the building shall be between 200,000 and 225,000 square feet of office space, with Washington State Patrol identified as one of the tenants (the successful submittal was 215,000 square feet).
- The appropriation was considered phase one of a two-phase process that included future demolition of the current General Administration Building.

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